

# NO CHEAP SUITES IN BROOKLYN NOW

## Manhattan and Bronx Residents Seeking Relief Find Prices There Range From \$15 to \$25 a Room

Apartment in Brooklyn which at one time was being sought for by tenants in such demand that it was on a fair parity with similar buildings in Manhattan and The Bronx. While Brooklyn apartments do not offer the locations, or rather are not in as close proximity to New York's great amusement and shopping districts, they have accommodations which equal and in many instances surpass some of the apartments on this side of the river. Being a comparatively new departure in Brooklyn's development, the majority are constructed along modern lines and with the cost of land cheaper than in Manhattan the builder has been able to provide larger rooms at no greater initial cost.

Transit is naturally the foundation of all real estate development, and the steadily improving rapid transit conditions bid fair to place many sections of Brooklyn in keen competition with the upper parts of Manhattan and The Bronx. Flatbush, which for many years was a settlement almost entirely of one and two family dwellings, can now boast of numerous modern apartment buildings in response to the demand from Manhattan dwellers who desired to live in the less populated sections of the city and have the same accommodations. Brooklyn builders quickly recognized the demand. They realized that no matter how splendid the apartments might be constructed, nothing would induce Manhattan residents to make their home across the river until there was some quick means of transit which would take them to their places of employment.

With the announcement of the plans for the new dual subway system building was started in earnest along the proposed lines. Flatbush, the Park Slope and Hill sections were the first to respond to this new impetus and hundreds of modern apartments were erected. They ranged all the way from the commonplace five story walk up to the carefully planned elevator structures. Rentals then were at a minimum, some returns being just sufficient to meet carrying charges. To-day, conditions are different. Manhattan residents finding it almost impossible to obtain satisfactory accommodations within a given radius of their place of business have sought them in Brooklyn. The demand from this source has been so great that all the apartments in Brooklyn to-day there is estimated to be less than 2 per cent. vacant. Real estate brokers are so optimistic over the prospects that they predict that within another month or six weeks it will be as difficult to find apartments in Brooklyn as it is in Manhattan.

One of the most substantial sections of Brooklyn, that territory bordering the East River and known as Brooklyn Heights, is fast being developed with high class apartment houses. In fact it is claimed that the first of the finer type of apartment houses was erected on Clinton street between Fulton and Pierpoint streets about thirty-five or forty years ago. This building contains suites of seven rooms and was so designed as to meet a demand from families who wished to change their method of living from dwelling houses to apartment houses. When opened for occupancy the building, which is only four stories high, rented at about \$8 a room a month. To-day the same building is returning a rental of about \$15 a room a month with other more modern structures in the section bringing rentals as high as \$25 to \$30 a room. In fact the highest priced apartment in Brooklyn to-day is the Casino Mansion at the corner of Montague and Hicks street. It is an eight story fireproof structure and was erected about five years ago. The builder was laughed at at the time for building such a type of building in that location. His wisdom and foresight have been rewarded, however, by the fine return that is being derived from the structure.

The Heights section which has been a high class residential section for years and years is looked upon as the greatest apartment house field to be found anywhere in the borough. The sites offered there are exceptional for such improvements, since most of them are spacious and run through from street to street. These conditions and the present and proposed transit lines will make the Heights a most desirable location for the home of the business man whose offices are in lower Manhattan.

There is at present in operation the Interborough subway and a number of elevated and rapid transit lines crossing the Brooklyn and Manhattan bridges. The Clark street tunnel now under construction will be in operation within six months and the tunnel to be used by the B. R. T. which will pass under Montague street and the Brooklyn Borough Hall is estimated to be within a year of operation. Besides the Brooklyn Rapid Transit and the Interborough Rapid Transit extensions are rapidly nearing completion in the Park Slope, Hill, Eastern Parkway and Flatbush sections. The contraction of transit about Borough Hall, which will serve the Heights and other apartment house sections, is said to be the greatest in any other portion of the borough.

The present running time on the Interborough line from Borough Hall to Wall street is but five minutes. The B. R. T. tunnel under Montague street will convey passengers in the same time and the new tunnel of the I. B. T. under Clark street will do likewise, so that there will be three subway lines ready to carry Heights residents to Wall street.

**NEW CO. CONTROLS LORRAINE.**  
Out of Town Man Leases Hotel Section From United Cigar.  
The Hotel Lorraine, at landmark of Fifth avenue, having been erected at the southeast corner of Forty-fifth street in 1899 by the late Matthew Byrnes, has passed to the control of the Lorraine Company, an organization formed by W. Sackett Duell of Madisonbrook, Pa. The United Cigar Stores Company of America leased the entire property from the late Matthew Byrnes estate through the Empire Trust Company, as trustees, for forty-two years, starting from October 1 next. The cigar company, through J. C. Holger, its vice-president and head of the real estate department, immediately opened negotiations with Mr. Duell for the subleasing of the hotel section of the structure. Final papers were signed yesterday after negotiations had been pending since May.

The property, which has a frontage of 75 feet on Fifth avenue and 150 feet on Forty-fifth street, with an irregular depth, one part extending back 100 feet, consists of a twelve story hotel with store on the Fifth avenue side. The stores remain in the control of the United Cigar Stores Company. The property is valued at approximately \$2,500,000.

The Lorraine Company proposes to remodel the building, one of the improvements being the installation of a restaurant. Frederick J. Eisler and Augustus Nulle, who have been associated with the Waldorf-Astoria, will manage the Lorraine and its restaurant for the new interests. E. Dippie, as broker, arranged the lease between Mr. Duell and the cigar company.

# BIT OF ROMANCE IN REALTY DEAL

## Transfer of Catharine St. Corner Recalls Old Times—First Sale in 200 Years.

Transfer of title to the property at the northeast corner of Madison and Catharine streets last week by the Benson and Beekman estates to the Five Points Mission recalls the history of the section because the property has been held by the estates for more than 200 years. One of the properties transferred, that at 29 Catharine street, was previously owned by Hendrick Rutgers and his wife Catharine, after whom Catharine street was named.

At the water end of the street Mr. Rutgers erected a market, which he also named after his wife. The market was one of the famous buildings of the city of those days. George Washington, who lived in a house at the lower end of Cherry street, the site of which now carries part of the Brooklyn Bridge, traded at Catharine Market.

It was the policy of the Rutgers family to give prizes for the best dancers among the slaves of the colony. Every Sunday negroes from every section of Brooklyn, Queens and New Jersey, would come in boats to Catharine Market to dance. They dressed their hair with strips of tea leaf and variegated bits of material. It proved a great pastime for the slaves and helped keep them contented.

The Rutgers owned most of the property in that corner of the city. Rutgers street and Rutgers Slip were also named after the family whose possessions extended beyond these streets.

The story is that the property at 29 Catharine street, now transferred by the Benson estate to the mission trustees, was given to Robert Benson by Mr. and Mrs. Rutgers to qualify him as a voter. The deed conveying the property is dated July 14, 1769, and explains that Mr. Benson had given five shillings and love and affection for the property to Hendrick and Catharine Rutgers.

The Five Points Mission bought the buildings at the Madison and Catharine streets corner with the idea of removing them and erecting a new building on the site. The war forced the trustees to change their plans and the buildings will be altered to meet the needs of the institution until peace comes, when the projected improvement will be carried out. The alterations will cost about \$25,000. The changes will be extensive, since the buildings are of various heights and construction. They front 100 feet on Madison street and 46.3 feet on Catharine street. The corner building, which is known as 41 Catharine street, was for many years the center of local politics. Brant's corner, it was known as in the days when Paddy Driscoll, Tom Grady and Congressman "Paddy" Walsh were well known in the political life of the city. Al Smith, President of the Board of Aldermen and nominated for Governor in the Democratic ticket, heard first at that corner the principles of American democracy.

# Agreement of Six Years Standing Forces Sale of Manhattan Beach Lots, City's Finest Ocean Side Colony



Two years before the start of the world war the directors of the Manhattan Beach Realty Company, owners of the slaves of the colony, held a meeting at which it was decided that certain subdivisions at the parent company would have to close out their affairs no later than 1918. Six years was considered ample time for this, as the market was active at the time and many houses were being built and sold at Manhattan Beach. Peace prevailed throughout the world. It is expedient that the affairs of these companies should be closed this year, as the sale of houses at Manhattan Beach was greatly affected by the war, and particularly by the entrance of America into the struggle, the directors of the Manhattan Beach Realty Company held a meeting last week to decide what action to take. After a two days session it was decided that only one course was open to them, and that was the auction block. The property therefore is to be sold at auction and at whatever figure the public is willing to pay.

The company plans to advertise the attractiveness of the property in the hope of getting the public to appreciate the opportunity which the war has made possible. The disposal sale will start on August 31 and will be continued until every lot and house now owned by the concern has been sold. It is estimated that there are 400 lots and six houses to be sold.

Joseph P. Day, who will sell the property, said yesterday: "I know of no other property of its character on the Atlantic that has been marked by such a lavish display of skill and expenditure in its development. I therefore consider the coming auction the opportunity of a lifetime for home seekers to acquire homesites at prices which will be dominated by the usual conditions, prices which will never be duplicated and which will undoubtedly be so low that they can afford to buy and keep the lots until they are ready to build or sell at a substantial profit."

All the lots to be sold are on highly improved streets, either paved with asphalt or substantially macadamized, having granite sidewalks and curbs and generously planted with shade trees

and flowering shrubs. In the center of each block, on an eight foot strip, are installed sewer conduits, water mains, gas pipes and electric wires, so that the houses as built can be provided with all modern improvements without interference with the street improvements. The statement was made by an officer of the company that when these lots, plots and houses are disposed of the public will not have another opportunity to buy improved building sites at Manhattan Beach for a long time to come.

The holdings constitute some of the best located properties in Manhattan Beach. Strenuous efforts have been made by the interests concerned to save the property from the inevitable sacrifice of an auction sale and to hold it intact for the big rise in values which real estate experts believe will follow the first indication of peace. But many meetings have failed to yield a solution to the difficulty. The delay has been caused by these attempts under Nostrand avenue to Flatbush avenue, making a short connection with the Ocean Avenue trolley to Sheepshead Bay.

Manhattan Beach is one of the most highly improved properties of the city, a suburban tract in or about New York. On the ocean front at the coast

of a wide expanse of beach it is solidly sea walled and on the Sheepshead Bay side, from two to three miles across, where there are splendid facilities for harborage of yachts and small boats, it is bulkheaded. Between these two waterfronts and extending a dozen blocks east and west the community comprises upward of 150 artistic and comfortable homes interspersing the entire improved area.

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# SUBWAY CORNER IN A DEAL

## Store Building at 6th Ave. and 9th St. Taken by Investor.

The one story and basement store building at the northeast corner of Sixth avenue and Ninth street, having an entrance to the Ninth street station of the Hudson tubes, has been sold by Richard St. Elliott, president of the North Realty Corporation, to an investor, a client of Walter M. Wechsler, attorney. The sale was arranged by A. N. Gitterman, as broker. The property is known as 114 and 116 Sixth avenue and 71 and 73 West Ninth street, and had been held at \$100,000. The annual rental is \$11,000. It contains six stories, the corner one being occupied by the A. Schulte Cigar Company. The building, which was completed about the first of the year by the seller, fronts 32 feet on Sixth avenue and 93 feet on Ninth street. The corner was bought in behalf of the McAdoo Hudson Tunnel Company for the purpose of building a new building on the site. The building was sold for \$150,000. The original entrance to the tunnel was on Sixth avenue, but this was changed in the new building to the Ninth street side. A building loan of \$54,000 was made by Titus Wacht for the operation. In the past few years Mr. Elliott has been active in the Washington Square and Greenwich Village sections.

# S. W. Winn, Manhattan Broker, Buys Spacious Home at Mountain Lakes



# GARAGE ON CHANLER ESTATE.

A garage covering a plot 200 feet square will be built on the easterly end of the Winthrop A. Chanler estate holdings on Fifty-fifth and Fifty-sixth streets, in the block between Tenth and Eleventh avenues. The building will be one story high, of brick construction. The site includes 514 to 527 Fifty-fifth street and 512 to 526 Fifty-sixth street. Summerfield & Stecker have prepared the plans for the building, which it is estimated will cost \$25,000.

The operation will be carried on by the newly formed 515 West Fifty-sixth Street Corporation, Alexander Allen, president, which secured the land on a long-term lease from the Chapin Realty Corporation, affiliated with the Chanler family.

# TALL STRUCTURE FOR 7TH AVE.

Walter A. Haefeli, architect, is preparing tentative sketches for a ten or eleven story brick and concrete office building to be erected at 800 to 804 Seventh avenue, northwest corner of Fifty-second street, front plot 75x75. The property was acquired recently by the Hasco Building Company, Lorne A. Scott, president, from Emma J. Badgley in a trade for property on the Concourse, Valentine avenue and 190th street.

# PLAN \$30,000,000 SHIP YARD.

Purchase by the Federal Shipbuilding Company of two tracts in Jersey City owned by the New York Transit Company has been approved by the Public Utilities Committee. The buyer plans to acquire seventy-five acres on the Jersey City side of the Hackensack River, opposite Kearny, N. J., as a site for a \$30,000,000 shipbuilding and dry dock plant.

# NEW \$1,500,000 HOTEL CORP.

The Hotel Ansonia Corporation, capitalized at \$1,500,000 and having as directors E. M. Tierney, J. V. Mott and J. Woods, has been incorporated at Albany. The Ansonia, which covers the westerly block front on Broadway between Seventy-third and Seventy-fourth streets, is controlled under lease by the Bowman-Bates Corporation, which is altering the property extensively to increase its accommodations.

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